

CHICOPEE HOUSING AUTHORITY
Agenda for the
REGULAR MEETING OF THE AUTHORITY
To be held at
7 Valley View Court

October 14, 2009

Roll Call, Members of the Authority:

Call to order at: By:

Present:

Chester Szetela
Brian Hickey
Charles Swider
Bruce Socha
Tameika Raye'la Martinez

Also in attendance were the following: Secretary Monica Pacello Blazic, Assistant Executive Director, Patricia Murry, Finance Director Denis Vermette, Maintenance Operations Manager David Dymek, Modernization Coordinator, Robert Kachinski, and Carmen Estrada, Recording Secretary.

2. Reading of the Minutes of the Meeting

3. Treasurer Report

4. Reading of the Correspondence.

5. Payment of the Bills

A tabulation of those bills to be paid is contained in the Member's folders.

6. Committee Reports

7. Tenant Organization Input

8. OLD BUSINESS:

A. (FYI) In the matter of the camera installation, the State has issued a decision that the contractor must be licensed in Massachusetts. In light of that decision, the Housing Authority has terminated the contract with Control Network Communications Inc. The Housing Authority will go out to bid for the camera installation within the next two weeks and the bid will include language regarding licensing.

9. NEW BUSINESS:

A. The Housing Authority is in receipt of invoice #8 for payment from JDL of Franklin County, Inc. for the replacement of exterior doors at Cabot Manor Apartments (AMP 8-1) in the amount of \$20,471.00. This invoice is in accordance with the terms of the contract requirements.

Motion to pay

B. The Housing Authority is in receipt of invoice (#4) for payment from Village Forge Inc. for balcony concrete work at Fairhaven Apartment in the amount of \$4,396.09. This invoice is in accordance with the terms of the contract requirements.

Motion to pay

C. The Housing Authority is in receipt of invoice #1 for payment from the Bay State Rug Company for the hallway carpet replacement at Kida Apartments in the amount of \$25,500.00. This invoice is in accordance with the terms of the contract requirements.

Motion to pay

D. The Housing Authority is in receipt of invoice #1 for payment from Gardner Construction & Industrial Services for reimbursement for bonds associated with the tunnel project at Senecal Apartments in the amount of \$4,292.00. This invoice is in accordance with the terms of the contract requirements.

Motion to pay

E. The Housing Authority is in receipt of invoice #2 for payment from Alpha Contracting Assocs. Inc for the Fairhaven Community Room upgrade in the amount of \$11,613.75. This invoice is in accordance with the terms of the contract requirements.

Motion to pay

F. The Housing Authority is in receipt of invoice # 1 for payment from Valley Opportunity Council for the Summer Program in the amount of \$49,917.17. This invoice is in accordance with the terms of the contract requirements.

Motion to Pay

G. The firm of Northeastern Commercial Services Inc. submitted a Certificate of Substantial Completion for the replacement of door locks at apartments on Volpe Drive.

Resolution required for approval

H. The firm of Northeastern Commercial Services Inc. submitted a Certificate of Substantial Completion for the door lock changes at Cabot Manor Elderly Apartments and for basement locks.

Resolution required for approval

I. The Housing Authority has reviewed the rates of the utility companies and found no need to revise the Utility Schedule for the Housing Choice Voucher Program (Setion8). In addition, the Housing Authority has raised the payment standards to reflect 100% of the newly published Fair Market Rents as of October 1, 2009.

Resolution required for approval

J. (Info) The Republican Newspaper has requested permission to extend their newspaper agreement for home delivery to our residents at Senecal Apartments and George Robinson Apartments. Newspaper delivery will begin in November at no cost to our residents.

K. (Info) The Housing Authority is in receipt of a letter from the Housing Authority Insurance Group extending their congratulations to the Authority as a recipient of the Low Loss Ratio Award for the years from 2005 -2007. The award was based on an average loss ratio below 50%.

L. Alpha Contracting Assocs., Inc. has submitted a Certificate of Substantial Completion for the upgrade to the Fairhaven Community Room.

Resolution required for approval

M. Village Forge Inc. has submitted a Certificate of Final Completion for the repair of the fourteen (14) balconies at Fairhaven Apartments.

Resolution required for approval

N. J.D.L. of Franklin County, Inc. has submitted a Certificate of Final Completion for the installation of interior doors and screens for the family units at Cabot Manor Apartments (AMP 8-1).

Resolution required for approval

O. The Housing Authority has offered the Assistant Modernization Coordinator position to Anthony Whalen and he has accepted the position at the annual salary of \$45,000.00. Mr. Whalen has been employed by the Housing Authority for the past three (3) years in the position of Housing Inspector and this selection fills the position left vacant by the promotion of Robert Kachinski. Effective date for this position will be October 19, 2009.

Resolution required for approval

The date for the next meeting of the Board must be decided tonight in light of the Veterans Holiday occurring on the second Wednesday of the month.